

# SAN ANTONIO PLANNING COMMISSION AGENDA

September 22, 2004

2:00 P.M.

Susan Wright, *Chairperson*

James Daryl Byrd, *Vice Chairperson*

Murray H. Van Eman, *Chair – Pro Tem*

Mitch Meyer


Cecilia Garcia

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

 THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

YOU CAN CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Briefing on agenda items, any of which may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

## 4. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 040297	<b>Sendero Ranch U-4 PUD Lots 172 &amp; 173</b> (On the west side of Reynosa St., 1077' north of Sendero Verde St.)	<b>OCL</b>	<b>451 E-8</b>

B. 040449	<b>Tupelo Heights II</b> (On the north side of Tupelo Lane and Donore Place.)	<b>8</b>	<b>549 B-8</b>
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### PLANNED UNIT DEVELOPMENTS (PUD's):

C. 04-017	<b>Huebner Village PUD</b> (On the Northside of Huebner Rd., west of Bitters.)	<b>9</b>	<b>515 F-5</b>
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### REPLATS:

D. 040045	<b>Bob Patel # 2</b> (On the east side of S. W W White Rd., 520' north of E. Houston.)	<b>2</b>	<b>618 D-5</b>
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<b>E. 040306</b>	<b>Blanco Pointe</b> (At the corner of Blanco Rd. and Huebner Rd.)	<b>9</b>	<b>482 B-8</b>
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## CONSENT ITEMS

### PUBLIC HEARINGS FOR ITEMS 5-7 HELD ABOVE:

<b>5.</b>	<b>04-017</b>	<b>Huebner Village PUD</b> (On the Northside of Huebner Rd., west of Bitters.)	<b>9</b>	<b>515 F-5</b>
<b>6.</b>	<b>040045</b>	<b>Bob Patel # 2</b> (On the east side of S. W W White Rd., 520' north of E. Houston.)	<b>2</b>	<b>618 D-5</b>
<b>7.</b>	<b>040306</b>	<b>Blanco Pointe</b> (At the corner of Blanco Rd. and Huebner Rd)	<b>9</b>	<b>482 B-8</b>

### PLATS:

<b>8.</b>	<b>030217</b>	<b>Coker United Methodist Church Addition, Unit 1</b> (On the north side of North Loop Road, 2,125' east of West Avenue)	<b>9</b>	<b>550 E-2</b>
<b>9.</b>	<b>030329</b>	<b>The Links at Canyon Springs U-2 PUD</b> (Extending Crooked Stick south from the Links at Canyon Springs U-1)	<b>OCL</b>	<b>451 B-8</b>
<b>10.</b>	<b>030398</b>	<b>Rogers Ranch U-1 Ph. III</b> (Extending proposed Rogers Ranch ROW from Rogers Ranch U-1, Ph. II)	<b>9</b>	<b>515 E-2</b>
<b>11.</b>	<b>030509</b>	<b>Judson Crossing U-2</b> (On the north side of Stahl Rd. at E. Angelique.)	<b>10</b>	<b>519 A-5</b>
<b>12.</b>	<b>040004</b>	<b>Heights at S.O. PUD Pod D, U-2</b> (On the south side of Heights Blvd., 133' east of Enchanted Fall)	<b>9</b>	<b>482 D-1</b>
<b>13.</b>	<b>040118</b>	<b>Monterrey Village U-5</b> (On the northwest and northeast sides of Carlsbad Rio, 196' to the NW corner of Gladstone Gap.)	<b>10</b>	<b>553 D-2</b>
<b>14.</b>	<b>040133</b>	<b>The Hills at River Mist U-1</b> (Along the northward extension of Kyle Seale Parkway, 1933' north of Prue Rd.)	<b>8</b>	<b>547 D-3</b>
<b>15.</b>	<b>040161</b>	<b>River Mist U-2</b> (On the east side of Kyle Seale Parkway, 1949' north of Prue Rd.)	<b>8</b>	<b>547 D-3</b>
<b>16.</b>	<b>040305</b>	<b>Fox Grove U-6</b> (Along the southern extension of Dusty Canyon Dr., south of Busby Canyon)	<b>OCL</b>	<b>484 E-5</b>

- |            |               |   |          |                |
|------------|---------------|---|----------|----------------|
| <b>17.</b> | <b>040394</b> | <b>Mission Del Lago Elementary School</b><br>(At the intersection of Del Lago Parkway and Club House Blvd.) | <b>3</b> | <b>683 B-7</b> |
|------------|---------------|---|----------|----------------|

**PLAT DEFERRALS:**

- |             |               |   |          |                |
|-------------|---------------|---|----------|----------------|
| <b>18.</b>  | <b>040498</b> | <b>Enterprise Bicentennial</b><br>(5615 Bicentennial Dr.) | <b>2</b> | <b>619 B-2</b> |
| <b>19.</b>  | <b>040532</b> | <b>Starnes</b><br>(On Broadway, north of E. Sunset Rd.)   | <b>2</b> | <b>583 C-1</b> |
| <b>19.1</b> | <b>040497</b> | <b>Callaghan Retail Center</b><br>(8002 Callaghan Rd.)    | <b>8</b> | <b>549 D-8</b> |

**SPECIAL PROJECTS:**

- 20. SP No. 1160** Request for a temporary easement to install a twelve (12) inch water main line within City of San Antonio drainage Public Right of Way.
- 21. SP No. 1171** Request for a license to use Public Right of Way to install two (2) 3-ince diameter flex conduits within, under, and across Alamo Downs Parkway adjacent to NCB's 16115 and 17246.

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## **INDIVIDUAL CONSIDERATION**

**VARIANCES:**

- |            |               |  |                |                |
|------------|---------------|--|----------------|----------------|
| <b>22.</b> | <b>030422</b> | <b>Cibolo Canyon U-5 Ph. I PUD</b> (secondary access)<br>(On the north side of Cibolo Canyon, approx. 1317' east of Bulverde Rd.)                      | <b>OCL 484</b> | <b>A-2</b>     |
| <b>23.</b> | <b>040330</b> | <b>Villas at Costa Biscaya replat w/ Public Hearing</b><br>(variance to park requirements)<br>(At the intersection of Eisenhower Rd. and Midcrown Rd.) | <b>2</b>       | <b>585 A-3</b> |

**SPECIAL REQUESTS/APPEALS:**

- 24. SP No. 1066** Request to close, vacate and abandon four (4) feet of a 46'foot wide variable drainage easement along Wurzbach Parkway adjacent to the Summerfield Neighborhood for the construction of a perimeter wall.
- 25. ROW 04-09-007 Albert and Carolyn Plata** **OCL 654 C-6**  
(On the east side of Beck Rd., north of New Sulphur Springs Rd.)

**OTHER ITEMS:**

- 26.** Variance request to reduce the requirement of planting two 2-inch caliper trees on each residential lot where the construction of a resident is completed to a 5-gal containerized tree. (Development Services Department)

27. Vested Rights Permit # 04-07-146 Appeal for the Mission Del Lago project (Development Services Dept.)
28. Consideration and approval of the lease and purchase of 500 Burnet Street, commonly know as the BudCo Warehouse Building, containing approx. 29,725 rentable square feet for use by the San Antonio Fire Department. (Asset Management)
29. Public hearing and consideration of a resolution recommending the Nogalitos/S. Zarzamora Community Plan to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, Section 35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans. (Planning Dept.)
30. Public Hearing and consideration regarding proposed amendments to the Unified Development Code:
  - Package A & C RID Related Amendments and Staff Initiated Amendments
  - Package B Administrative Responsibility Amendments(Development Services Dept.)
31. Citizens to be heard
32. Approval of the minutes for the August 25, 2004 and Sept. 8, 2004 public meeting
33. Director's report
34. Questions and discussion
35. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
36. **ADJOURNMENT**

**PLANNING COMMISSION**  
**PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION**  
**OF REPLAT**

AGENDA ITEM NO: **4A** September 22, 2004

SENDERO RANCH, U-4 PUD

LOTS 172 AND 173

**SUBDIVISION NAME**

MINOR PLAT

040297

**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 451 E-8

**OWNER:** Wayne and Sharon Moravits

**SURVEYOR:** Terra-Metrics Surveying and Mapping, by Carson Balzrette

**CASE MANAGER:** David Stallworth, Planner II

**Location:** On the west side of Reynosa Street, +/-1077' north of Sendero Verde Street

**Services Available:** SAWS water, septic tank

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

POADP/MDP #466-B, *Sendero Ranch*, approved on 9/10/99

PUD #97-038, *Sendero Ranch*, approved on 9/24/97

**Proposed Use:** Single-family residential

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**APPLICANT'S PROPOSAL:**

To replat **two (2)** single-family lots consisting of **10.00** acres from **one (1)** previously platted lot

**DISCUSSION:**

Public Notice: This replat is subject to a public hearing involving written notification. The original plat, the *Sendero Ranch, U-4 PUD Subdivision* plat, is recorded in volume 9538, page 146 of the Bexar County Deed and Plat Records.

A total of ten (10) notices were mailed, nine (9) of which were sent to the property owners of lots that were both in the original subdivision and within 200 feet of the

lot being replatted. There were no registered homeowners' associations within 500 feet of the replat area.

Consideration and Approval: As this replat does not involve a variance, subsection 212.0159(c), V.T.C.A. requiring a three-fourths affirmative vote will not be applicable. In accordance with the amended Unified Development Code, the proposed replat will be considered and acted upon by the Planning Commission at a subsequent public meeting.

**PLANNING COMMISSION**  
**PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION**  
**OF REPLAT**

AGENDA ITEM NO: **4B** September 22, 2004

TUPELO HEIGHTS II  
**SUBDIVISION NAME**

MAJOR PLAT

040449  
**PLAT #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 549 B-8**

**OWNER:** Sage Western Development Corporation, by Jack Harden

**ENGINEER:** Macina, Bose, Copeland and Associates, Inc., by Robert Copeland, Jr.

**CASE MANAGER:** David Stallworth, Planner II

**Location:** On the north side of Tupelo Lane at its intersection with Donore Place

**Services Available:** SAWS water and sewer

**Zoning:** R-6, Residential Single-family Dist.; MF-33, Multi-family Residential Dist.

**Proposed Use:** Single-family residential

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**APPLICANT'S PROPOSAL:**

To replat **five (5)** single-family lots consisting of **4.001** acres from **two (2)** previously platted lots

**DISCUSSION:**

Public Notice: This replat is subject to a public hearing involving written notification. The original plat, the *Tupelo Heights Subdivision* plat, is recorded in volume 9561, page 79 of the Bexar County Deed and Plat Records.

A total of three (3) notices were mailed, one (1) of which was sent to the property owners of lots that were both in the original subdivision and within 200 feet of the lot being replatted. The Mockingbird Hill Neighborhood Association was also notified of the proposed replat.

Consideration and Approval: As this replat does not involve a variance, subsection 212.0159(c), V.T.C.A. requiring a three-fourths affirmative vote will not be applicable. In accordance with the amended Unified Development Code, the proposed replat will be considered and acted upon by the Planning Commission at a subsequent public meeting.

## PLANNING COMMISSION

### Planned Unit Development

AGENDA ITEM NO: 4c, 5 September 22, 2004

HUEBNER VILLAGE SUBDIVISION PUD

**PUD PLAN NAME**

**04-017**

**PLAN #**

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 515, F-5

**OWNER:** Inwood Heights Holdings, LTD.

**ENGINEER:** MBC and Associates, Inc., Samuel B. Bledsoe, P.E.

**CASE MANAGER:** Ernest Brown, Planner II

**Location:** Northside of Huebner Road west of Bitters Road

**Zoning:** PUD R6, ERZD,

**Land Use:** PUD, Planned Unit Development, Single Family Residential, Edwards Aquifer Recharge Zone.

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#### APPLICANT'S PROPOSAL:

- To plan 33 single family residential lots at a density of 3.90 units per acre
- With an open space ratio of 53.00%
- And approximately 1550 linear feet of public streets
- PUD plan is less than 125 Units; therefore UDC section 35-506 (e)(1) Connectivity Index for internal streets and 35-506 (e) (7) Secondary Access does not apply.

#### DISCUSSION:

This PUD is associated with MDP/POADP # 395A, The Heights amending, approved 08/09/2004 and expired PUD # 93-015 The Heights, approved, 05/25/1994.

This PUD development is separated from the adjoining property to the north by a bluff and is not required to connect to the existing projecting street per UDC 35-506 (e) (2) Projecting street

#### STAFF RECOMMENDATION:

**Approval**



**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**

AGENDA ITEM NO: **4D/6** September 22, 2004

BOB PATEL # 2  
**SUBDIVISION NAME**

MINOR PLAT

040045  
**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 618 D-5**

**OWNER:** Vin Patel

**ENGINEER:** Sinclair & Assoc. by Michael Lucci

**CASE MANAGER:** J. Jay, Planner II

**Date filed with Planning Commission:** Sept. 7, 2004

**Location:** On the east side of S. W. W. White Rd., 520' north of E. Houston.

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 Commercial District

**Proposed Use:** Restaurant

**Major Thoroughfare:** S. W. W. White Rd. is a primary arterial, Type A, minimum R.O.W. 120' feet.

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**APPLICANT'S PROPOSAL:**

To plat **2 non**-single family lots consisting of **1.811** acres out of a previously platted lot.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION**  
**PUBLIC HEARING & CONSIDERATION OF REPLAT**

AGENDA ITEM NO: **4E/7** September 22, 2004

BLANCO POINTE  
**SUBDIVISION NAME**

MINOR PLAT

040306  
**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 482 B-8**

**OWNER:** Amereit Income & Growth Fund, Ltd., by H.Kerr Taylor

**ENGINEER:** CEC Engineering Consultants, by Frank G. Hill

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** September 3, 2004

**Location:** At the corner of Blanco Road and Huebner Road

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** C-2 Commercial District  
ERZD Edwards Recharge Zone District

**Proposed Use:** Offices

**Major Thoroughfare:** Blanco Road and Huebner Road are secondary arterials, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat 2 non-single family lots consisting of 3.679 acres, previously 1 lot.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as

indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: **8** September 22, 2004

COKER UNITED METHODIST  
CHURCH ADDITION, U-1  
**SUBDIVISION NAME**

**MAJOR PLAT**

030217  
**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 550 E-2**

**OWNER:** Coker United Methodist Church, by Tom Ellis

**ENGINEER:** G.E. Reaves Engineering, Inc., by Gaylord Reaves

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** September 7, 2004

**Location:** On the north side of North Loop Road, 2,125' east of West Avenue

**Services Available:** SAWS water and sewer

**Zoning:** R-6, Residential Single-family Residential; I-1, Industrial

**Plat is in accordance with:**

POADP/MDP #786, Coker United Methodist Church Addition, Units 1 & 2,  
approved on 6/2/04

**Proposed Use:** Church expansion

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**APPLICANT'S PROPOSAL:**

To plat **one (1) non-single-family** lot consisting of **8.478** acres

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 9 September 22, 2004

THE LINKS AT  
CANYON SPRINGS U-2 PUD      MAJOR PLAT      030329  
SUBDIVISION NAME      PLAT #

**COUNCIL DISTRICT:**    OCL  
**FERGUSON MAP GRID:**    451-B8  
**OWNER:**    RH of Texas, LP by John Damrich  
**ENGINEER:**    Pape Dawson Engineers by Drake Thompson  
**CASE MANAGER:**    J. Jay, Planner II

**Date filed with Planning Commission:**    Aug. 31, 2004

**Location:**    Extending Crooked Stick south, The Links at Canyon Springs U-1  
(Wilderness Oak and Canyon Gulf Rd.)

**Services Available:**    SAWS Water and Sewer

**Zoning:**    Outside San Antonio city limits.

**Plat is in accordance with:**  
    POADP/MDP 427-G, Links at Canyon Springs, approved 6-4-03  
    P.U.D. # 02-005, Links at Canyon Springs, approved 12-11-02

**Proposed Use:**    Residential

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**APPLICANT'S PROPOSAL:**

To plat    **27**    single family lots with    **1608**    linear feet of private streets  
consisting of    **8.728**    acres.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
REPLAT & SUBDIVISION PLAT**

AGENDA ITEM NO: 10 September 22, 2004

<u>ROGERS RANCH, UNIT 1, PHASE III</u>	MAJOR PLAT	<u>030398</u>
SUBDIVISION NAME		PLAT #

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 515 E-2**

**OWNER:** Shavano Rogers Ranch North No.2, Ltd, by Lloyd A. Denton, Jr.

**ENGINEER:** Pape-Dawson Engineers, Inc., by Rick Wood

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** September 3, 2004

**Location:** The extension of the proposed Rogers Ranch public street R.O.W., from Rogers Ranch, Unit 1, Phase II, recorded in Volume 9546, Page 34.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single Family District  
PUD Planned Unit Development  
ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

P.O.A.D.P./M. D. P. # 538A, Rogers Ranch, approved on 5-14-03

**Proposed Use:** Public Street R.O.W.

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**APPLICANT'S PROPOSAL:**

To plat **750** linear feet of public streets, consisting of **1.844** acres.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
REPLAT**

**AGENDA ITEM NO: 11 September 22, 2004**

**JUDSON CROSSING U-2  
SUBDIVISION NAME**

**MAJOR PLAT**

**030509  
PLAT #**

**COUNCIL DISTRICT: 10**

**FERGUSON MAP GRID: 519 A-5**

**OWNER:** Showcase Custom Homes of Texas by Norman Unger

**ENGINEER:** Gibbons Surveying by Gary Gibbons

**CASE MANAGER:** J. Jay, Planner II

**Date filed with Planning Commission:** Sept. 8, 2004

**Location:** On the north side of Stahl Rd., at East Angelique.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-4 Residential Single Family District

**Proposed Use:** Residential

**Major Thoroughfare:** Stahl Rd is a secondary arterial, Type A, minimum R.O.W. 86'.

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**APPLICANT'S PROPOSAL:**

To plat **85** single family lots with **2600** linear feet of public streets consisting of **12.207** acres out of 3 previously platted lots.

**DISCUSSION:**

The Planning Commission held a public hearing on the proposed replatting of this property on Sept. 8, 2004. No written opposition was submitted.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: **12** September 22, 2004

HEIGHTS AT S.O. PUD,

Pod D, UNIT 2

MAJOR PLAT

040004

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 482 D-1**

**OWNER:** Jerbo San Ann Land, Ltd., by Henry I, Judelson

**ENGINEER:** Hallenberger Engineering, L.C., by Jeffrey McKinnie

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** September 3, 2004

**Location:** On the south side of Heights Blvd., 133.70' east of Enchanted Fall

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** R-6 Residential Single Family District

PUD Planned Unit Development

ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

P.O.A.D.P./M. D. P. # 358-B, The Heights at Stone Oaks, approved on 5-30-97

P.U.D. # 98-027E, The Heights at Stone Oak, approved on 10-31-03

**Proposed Use:** Single-Family Residential

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**APPLICANT'S PROPOSAL:**

To plat **27** single family lots, **3 non-single family lot(s)** (open space and street) with **904.33** linear feet of private streets, all consisting of **7.0084** acres.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: **13** September 22, 2004

MONTERREY VILLAGE-UNIT 5  
SUBDIVISION NAME

MAJOR PLAT

040118  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 553 D-2

**OWNER:** DFGG of Texas, Ltd., by A. Bradford Galo

**ENGINEER:** OBC Engineers, Ltd., by Rolando H. Briones Jr.

**CASE MANAGER:** Roland Trevino, Planner II

**Date filed with Planning Commission:** September 3, 2004

**Location:** On the northwest and northeast sides of Carlsbad Rio, 196.50' to the NW corner of Gladstone Gap and Carlsbad Rio

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single-Family District

**Plat is in accordance with:**

POADP/MDP #750, Monterrey Village was approved on 04/30/03

**Proposed Use:** Single Family

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**APPLICANT'S PROPOSAL:**

To plat **61** single family lots with **1071.10** linear feet of public streets consisting of **9.9641** acres

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: **14** September 22, 2004

THE HILLS AT RIVER MIST, U-1  
SUBDIVISION NAME

MAJOR PLAT

040133  
PLAT #

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 547 D-3**

**OWNER:** Centex Real Estate, by Brian Otto

**ENGINEER:** Pape – Dawson Engineers, by Rick Wood

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** September 7, 2004

**Location:** Along the northward extension of Kyle Seale Parkway, 1933.19' north of Prue Road

**Services Available:** SAWS water and sewer

**Zoning:** R-6, Residential Single-family Dist.; ERZD, Edwards Recharge Zone Dist.

**Plat is in accordance with:**

POADP/MDP #757, River Mist/Woller Ranch, approved on 6/25/03

**Proposed Use:** Single-family residential

**Major Thoroughfare:** Kyle Seale Parkway; Type- A secondary, 86' min. ROW

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**APPLICANT'S PROPOSAL:**

To plat **seventy-five (75)** single-family lots, **five (5) non**-single-family lots and **6,614** linear feet of public street consisting of **33.04** acres

**DISCUSSION:**

Edwards Recharge Zone: The Aquifer Studies Office of San Antonio Water Systems has determined that this plat meets all of the requirements for development over the recharge zone, as indicated in their attached response.

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 15 September 22, 2004

RIVER MIST, U-2  
SUBDIVISION NAME

MAJOR PLAT

040161  
PLAT #

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 547 D-3**

**OWNER:** Centex Real Estate, by Brian Otto

**ENGINEER:** Pape – Dawson Engineers, by Rick Wood

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** September 7, 2004

**Location:** On the east side of Kyle Seale Parkway, 1949.13' north of Prue Road

**Services Available:** SAWS water and sewer

**Zoning:** R-6, Residential Single-family Dist.; ERZD, Edwards Recharge Zone Dist.

**Plat is in accordance with:**

POADP/MDP #757, River Mist/Woller Ranch, approved on 6/25/03

**Proposed Use:** Single-family residential

**Major Thoroughfare:** Kyle Seale Parkway; Type- A secondary, 86' min. ROW

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**APPLICANT'S PROPOSAL:**

To plat **seventy-eight (78)** single-family lots and **3,050** linear feet of public street consisting of **15.13** acres

**DISCUSSION:**

Edwards Recharge Zone: The Aquifer Studies Office of San Antonio Water Systems has determined that this plat meets all of the requirements for development over the recharge zone, as indicated in their attached response.

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: **16** September 22, 2004

FOX GROVE, U-6  
SUBDIVISION NAME

MAJOR PLAT

040305  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 484 E-5

**OWNER:** KB Home Lone Star, L.P., by John Hernandez

**ENGINEER:** Vickrey and Associates, by Frederick McNealy

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** September 7, 2004

**Location:** Along the southern extension of Dusty Canyon Dr. south of Busby Canyon

**Services Available:** SAWS water and sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

POADP/MDP #705, Fox Grove Subdivision, approved on 5/4/01

**Proposed Use:** Single-family residential

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**APPLICANT'S PROPOSAL:**

To plat **eighty-three (83)** single-family lots and **5,207** linear feet of public street consisting of **25.075** acres

**DISCUSSION:**

Access: This plat project cannot be recorded prior to the recordation of plat number 020434, *Fox Grove, Unit 4*, as access to this plat is derived from Unit 4

Edwards Recharge Zone: The Aquifer Studies Office of San Antonio Water Systems has determined that this plat meets all of the requirements for development over the recharge zone, as indicated in their attached response.

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 17 September 22, 2004

MISSION DEL LAGO

ELEMENTARY SCHOOL

MAJOR PLAT

040394

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 683 B-7

**OWNER:** Southside ISD, by Jerry C. Powell

**ENGINEER:** CDS/Muery Services, by Jerry C. Powell

**CASE MANAGER:** Roland Trevino, Planner II

**Date filed with Planning Commission:** September 9, 2004

**Location:** At the intersection of Del Lago Parkway and Club House Blvd.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family District

**Plat is in accordance with:**

POADP/MDP #284, Mission De Lago was approved on 02/02/88

**Proposed Use:** School

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**APPLICANT'S PROPOSAL:**

To plat 1 non-single family lot with consisting of 18.029 acres

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: **18** September 22, 2004

Enterprise Bicentennial  
**SUBDIVISION NAME:**

040498  
**PLAT #:**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID:** 619 B-2

**OWNER:** Enterprise Rent-A-Car Company of Texas, by Gail Brown

**ENGINEER:** Stephen G. Cook Engineering, Inc., by Stephen G. Cook

**CASE MANAGER:** Mark Celestino, Planner I and Roland Trevino, Planner II

**Location:** 5615 Bicentennial Drive

**Zoning:** I-1 General Industrial District

**Proposed use:** Auto rental facility

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**APPLICANT'S PROPOSAL:**

To plat **1** non-single family lot consisting of **1.003** acres.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation. The applicant states that a plat deferral is necessary in order for the proposed rental branch to be able to open as scheduled. Therefore, Enterprise Rent-A-Car Company of Texas can begin generating income to pay its rent and its employees that have already been hired and are currently in training. If the plat deferral is not granted, Enterprise Rent-A-Car Company of Texas will suffer undo financial hardship because the branch will not be able to open on time.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION  
PLAT DEFERRAL**

**AGENDA ITEM NO: 19 September 22, 2004**

**STARNES SUBDIVISION**  
**SUBDIVISION NAME:**

**040532**  
**PLAT #:**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 583 C-1**

**OWNER:** Mickey Starnes

**ENGINEER:** Galbraith Engineering Consultants, Inc., by Glenn E. Galbraith

**CASE MANAGER:** Mark Celestino, Planner I and Roland Trevino, Planner II

**Location:** 8024 Broadway

**Zoning:** C2 Commercial District

**Proposed use:** Office Building

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**APPLICANT'S PROPOSAL:**

To plat **1** non-single family lot consisting of **0.64** acres.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation. The applicant states that in planning for this project, he was not aware of the long-term platting process involved prior to construction and has already incurred a financial burden due to this unforeseen situation. He is, therefore, requesting a plat deferral so that he can proceed with the project without any further delays.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.

2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: **19.1** September 22, 2004

CALLAGHAN CORNER RETAIL  
**SUBDIVISION NAME:**

040497  
**PLAT #:**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 549 D-8**

**OWNER:** 518 HWY 3, LLP, by John H. Wright, Jr.

**ENGINEER:** Stephen G. Cook Engineering, Inc., by Stephen G. Cook

**CASE MANAGER:** Mark Celestino, Planner I and J. Jay, Planner II

**Location:** 8002 Callaghan Road

**Zoning:** C3 Commercial District

**Proposed use:** Retail Center

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**APPLICANT'S PROPOSAL:**

To plat **1** non-single family lot consisting of **0.697** acres.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation. The applicant states that as part of the development of this project, the owner, 518 HWY 3 LLP, has already obtained and drawn upon interim construction financing. Therefore, a plat deferral is needed so that the proposed retail center can open as scheduled and 518 HWY 3, LLP can begin generating income to pay its permanent loan on the project. In the event that a plat deferral is not granted, 518 HWY 3, LLP, will suffer undo financial hardship because it will not be able to open on time.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: **22** September 22, 2004

CIBOLO CANYON, UNIT 5, PHASE I, PUD      MAJOR PLAT      030422  
SUBDIVISION NAME      PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 484 A-2

**OWNER:** Lumbermen's Investment Corporation, by John K. Pierret

**ENGINEER:** Pape-Dawson Engineers, by Ruben Cervantes

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** September 3, 2004

**Location:** On the north side of Cibolo Canyon, approximately 1,317' east of Bulverde Road

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

P.O.A.D.P./M. D. P. # 727, Cibolo Canyon, approved on 10-4-03

P.U.D. # 03-024, Cibolo Canyon, Unit 5, approved on 3-24-04

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **69** single family lots, **1 non**-single family lot (street) with **3,693** linear feet of private streets, all consisting of **31.06** acres.

**DISCUSSION:**

The Department of Development Services has cited: Section 35-506(e)(7) of the UDC regarding Secondary Access. Although a standard secondary access could be located approximately 1,200 feet east of the main entrance, due to the horizontal/vertical curvature and sight distance problems on Cibolo Canyon, creating a secondary access would be injurious to public safety. The applicant's engineer has submitted a request for variance to the requirement.

Development Services Department has no objection to the granting of the variance as indicated in their attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached Request for Review form. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore, the Director of Development Services recommends approval of the variance and plat.



**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**

AGENDA ITEM NO: 23 September 22, 2004

VILLAS AT COSTA BISCAYA  
SUBDIVISION NAME

MINOR PLAT

040330  
PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 585 A-3

**OWNER:** David J. Uram of Costa Biscaya, Ltd., by David J. Uram

**ENGINEER:** Vickrey & Associates, Inc., by Jeffrey S. Tondre

**CASE MANAGER:** Roland Trevino, Planner II

**Date filed with Planning Commission:** September 2, 2004

**Location:** At the intersection of Eisenhower Road and Midcrown Road

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial District

**Plat is in accordance with:**

POADP/MDP #582, Eisenhower 13.5 was approved on 10/17/97

**Proposed Use:** Apartment Complex

**Major Thoroughfare:** Name is a Secondary Arterial, Type B, minimum  
R.O.W. 70'-86' feet

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**APPLICANT'S PROPOSAL:**

To plat 1 non-single family lot consisting of 12.471 acres

**DISCUSSION:**

The Department of Parks and Recreation has cited: Section 35-503(b)(3) of the UDC regarding Parkland Requirements within Table 503-2. The applicants engineer has submitted a request for variance to the requirement. The applicant has met all conditions for the Park category with the exception of that requirement stating that “parks shall be bounded by Streets on a minimum of 25% of their perimeter.” The proposed park is to be maintained as a private park and is located in the interior of the development. The Parks category also states “parks create a central open space which services an entire neighborhood.” In the case of this subdivision, there is conflict between having a centrally located park and a park located along a street. The proposed park will be accessible to all residents of the Apartment Complex. The Department of Parks and Recreation support the approval of this variance.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends approval of the variance and plat.

**PLANNING COMMISSION  
RIGHT-OF-WAY DEDICATION**

AGENDA ITEM NO: 25 September 22, 2004

ALBERT & CAROLYN PLATA  
**SUBDIVISION NAME**

RWD 04-09-007  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 654, C6

**OWNER:** Rudolfo Gomez

**Special Projects Coordinator:** Michael O.Herrera

**Date Filed with the Planning Commision:** September 22,2004

**Location:** North of the intersection of New Sulphur Springs Rd. and Beck Road on Beck Road.

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Residential

**Major Thoroughfare:** Beck Road on the Major Thoroughfare Plan designated as an Secondary Arterial (86' ROW).

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**APPLICANT'S PROPOSAL:**

Exemption from platting requirements to show Right-of –Way dedication as otherwise required by the City of San Antonio, Unified Development Code (UDC).

**DISSCUSSION:**

The applicant has met all of the following conditions:

- The applicant has provided sufficient information to locate and describe the subject property.
- The subject property has an excess of 20 feet of frontage on a public street
- The tract has a minimum of 5000 square feet.
- The property is held under single ownership
- And the applicant will not further subdivide the property without undertaking the filing of a plat for the site.

**STAFF RECOMMENDATION:**

Is for acceptance of the dedication of Rights-of-Way.